



AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Vice-Chairman Sprague
Invocation Dean Thompson
Pledge of Allegiance Vice-Chairman Sprague
Quorum Vice-Chairman Sprague
Quorum present with four members present; Chairman Ron Thigpen was absent.
Approval of Minutes for August 4, 2005 Vice-Chairman Sprague
Deanne Hall moved to approve the minutes of August 4, 2005. Dean Thompson seconded.
Motion carried 4-0.
Reading of the Agenda Director Browning
Approval of the Agenda Vice-Chairman Sprague
Dean Thompson moved to approve the agenda as presented. Deanne Hall seconded. Motion carried 4-0.

Old Business

1. **Sumter Landing** – Request by Jerry Ashmore to amend a previously approved final plat located on Conn Drive. *Commission District 1*

Dean Thompson made the motion to reconsider the request to abandon the Sumter Landing street-stub and replace it with a newly created lot. Vice-Chairman Sprague seconded. Motion carried 4-0.

Dean Thompson made the motion to abandon the street-stub and relocate the street-stub in Sumter Landing to an alternate location. No second. Motion failed.

Tony Atkins made the motion to approve the Sumter Landing street-stub abandonment with the creation of a new lot and to include all departmental comments. Deanne Hall seconded. Motion carried 3-1 (Dean Thompson opposed).

2. **High Meadows** – (In Date 7/05/2005) Located on Chamblin Road, Zoned PUD, 356 Lots, 122.4 acres. *Commission District 3*

Tony Atkins made the motion to approve the preliminary plat for High Meadows with no nature trails included. No second. Motion failed.

Dean Thompson made the motion to disapprove the preliminary plat for High Meadows. Vice-Chairman Sprague seconded. Motion carried 2-1-1 (Tony Atkins opposed, Deanne Hall abstained).

Dean Thompson made the motion to rescind the previous motion for disapproval of the High Meadows preliminary plat. Vice-Chairman Sprague seconded. Motion carried 4-0.

Dean Thompson made the motion to approve the preliminary plat for High Meadows with the mixed-use trails along riparian corridors included and to include all interdepartmental comments. Vice-Chairman Sprague seconded. Motion carried 3-1 (Tony Atkins opposed).



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New Business

Final Plat.....Director Browning/Staff

3. **West Lake XXIV** – Located on Fury's Ferry Road, Zoned R-2, 31 Lots, 34.5 acres. *Commission District 1. (In Date 7/15/2005)*

Deanne Hall made the motion to approve the final plat for West Lake Sections XXIII and XXIV and to include all departmental comments. Vice-Chairman Sprague seconded. Motion carried 4-0.

Rezoning.....Director Browning/Staff

4. **RZ 05-08-03** rezone 1.31 acres at 4846 Columbia Road from R-1 (single family residential) to C-2 (general commercial). *Commission District 3*

Deanne Hall made the motion to disapprove RZ 05-08-03 and to close the public hearing. Dean Thompson seconded. Motion carried 4-0.

5. **RZ 05-08-04** rezone 0.50 acres at 4493 Edwards Drive from R-2 (single family residential) to C-1 (light commercial). *Commission District 2*

Dean Thompson made the motion to disapprove RZ 05-08-04 and close the public hearing. Deanne Hall seconded. Motion carried 4-0.

6. **RZ 05-08-05** rezone 0.88 acres at 421 Fury's Ferry Road from C-1 (neighborhood commercial) to C-2 (general commercial). *Commission District 1*

Deanne Hall made the motion to approve RZ 05-08-05 and to include all departmental comments and close the public hearing. Tony Atkins seconded. Motion carried 4-0.

7. **RZ 05-08-06** rezone 193.1 acres on the south side of Wrightsboro Road, 300 feet west of Stoneview Drive, from M-2 (general industrial) and R-A (residential agriculture) to R-2 (single-family residential). *Commission District 4*

Dean Thompson made the motion to approve RZ 05-08-06 and to include all departmental comments and close the public hearing. Tony Atkins seconded. Motion carried 4-0.

8. Planning Commission initiative to rezone properties in Deerwood Estates, Deerwood Acres and Deerwood Circle from R-3 to R-1.

Deanne Hall made the motion to initiate the rezoning for properties in Deerwood Acres, Deerwood Estates, and Deerwood Circle from R-3 to R-1, and to send the rezoning to the Planning and Engineering Services Committee for their concurrence. Dean Thompson seconded. Motion carried 4-0.

9. Planning Commission initiative to rezone properties in Halifax North from M-2 to R-2.

Dean Thompson made the motion to initiate the rezoning for Halifax North from M-2 to R-2, and to send the rezoning to the Planning and Engineering Services Committee for their concurrence. Deanne Hall seconded. Motion carried 4-0.



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Staff CommentsDirector Browning/Staff

No staff comments.

Public Comments..... Vice-Chairman Sprague

No public comments.

Adjourn Vice-Chairman Sprague

The meeting adjourned at 8:05 p.m.

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Ron Thigpen, Chairman
District 1 [Stephen Brown]	Tom Sprague, Vice Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall
District 4 [Lee Anderson]	Tony Atkins

Meeting Schedule: August 2005 – September 2005

Board/Commission	Date	Time	Location
Planning Commission	August 18, 2005	6:30 PM	Evans Government Center Auditorium
Planning & Engineering Services Committee	August 22, 2005	3:30 PM	General Conference Room, Building A
Planning Commission	September 1, 2005	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	September 6, 2005 Canceled	6:30 PM	Evans Government Center Auditorium
Growth Management Plan Steering Committee	September 12, 2005	6:00 PM	Evans Government Center Auditorium
Planning Commission	September 15, 2005	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	September 20, 2005	6:30 PM	Evans Government Center Auditorium
Planning & Engineering Services Committee	September 26, 2005	3:30 PM	General Conference Room, Building A